

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS" application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Bay Road Properties Milford

2. Location (please be specific): 1166 Bay Road South, Milford, DE 19963.

3. Parcel is approximately 2600 Feet North of Springhill Drive (County Road 424) on North bound side of State Route 1.

4. Parcel Identification #: MD00-152.00-01-37.03

5. County or Local Jurisdiction Name: Kent County

6. Owner's Name: Bay Road Properties, LLC

Address: % Shirey's Auto, 119 Lake Front Dr.

City: Dover

State: DE

Zip: 19904

Phone: (302) 744-9988

Fax: (302) 744-9305

Email: N/A

7. Applicant's Name: William M Shirey

Address: 119 Lake Front Dr.

City: Dover

State: DE

Zip: 19904

Phone: (302) 744-9988

Fax: (302) 744-9305

Email: N/A

8. Project Designer/Engineer: Not Applicable (N/A).

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

9. Please Designate a Contact Person, including phone number, for this Project: Bill Shirey (302) 744-9988

Information Regarding Site:

10. Type of Review: ☒ Rezoning ☒ Comp. Plan Amendment (Kent County Only) ☐ Site Plan Review
☐ Subdivision

11. Brief Explanation of Project being reviewed:
Bay Road Properties, LLC owns an 18.6 acre parcel that is mixed zoned with approximately 1023 feet fronting on DE RT1 (Bay Road). Currently a portion of approximately 3.34 acres with approximately 523 feet fronting on DE RT1 and a depth of approximately 278 feet is zoned BG, the balance is zoned AC. The adjacent property to the North is zoned BG to a depth of 436 feet. The application is to rezone a portion of the AC on the parcel to match the depth of the BG zoning to the North.

12. Area of Project(Acres +/-): Entire Parcel is approximately 18.6 acres. The area to be rezoned is approximately 6.9 acres.

According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Investment Level 1 ☐ Investment Level 2 ☐ Investment Level 3 ☒ Investment Level 4 ☐ Environmentally Sensitive Developing (Sussex Only)

13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.
Not Applicable

14. Present Zoning: Mixed Zoning Partial BG and Partial AC

15. Proposed Zoning: Mixed Zoning Partial BG and Partial AC

16. Present Use: Portion Commercial (Car Sales)and nursery and cropland

17. Proposed Use: Portion Commercial (Car Sales and Mini Storage) and balance nursery and cropland

If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Agricultural uses and associated chemicals

18. Comprehensive Plan recommendation: Commercial and Low Density Residential

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐

Kent ☒

Sussex ☐

Suburban ☐

Inside growth zone ☐

Town Center ☐

Low Density ☐

Suburban reserve ☐

Outside growth zone ☒

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☐

19. Water: ☐ Central (Community system) ☒ Individual On-Site ☐ Public (Utility)

Service Provider Name: Not Applicable

Will a new public well be located on the site? ☐ Yes ☒ No What is the estimated water demand for this project?

Mini storage is expected to have very limited water demand

How will this demand be met? Private on-site well.

20. Wastewater: ☐ Central (Community system) ☒ Individual On-Site ☐ Public (Utility)

Service Provider Name: Not Applicable

21. If a site plan please indicate gross floor area: N/A

22. If a subdivision: ☐ Commercial ☐ Residential ☐ Mixed Use – N/A

23. If residential, indicated the number of number of Lots/units: N/A Gross Density of Project: N/A Net Density N/A
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

24. If residential, please indicate the following:

Number of renter-occupied units: N/A

Number of owner-occupied units: N/A

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

25. Present Use: % of Impervious Surfaces: N/A - No Site Plan Proposed Use: % of Impervious Surfaces: N/A – No Site Plan
Square Feet: Square Feet:

25. What are the environmental impacts this project will have? No Site Plan

How much forest land is presently on-site? How much forest land will be removed?

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☐ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☐ No Unknown

Unable to determine due the groundwater recharge potential due to the scale of the maps and the fact they do not identify parcel boundaries.

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☐ No Unknown

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres N/A
☐ Non-tidal Acres N/A

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
☐ Yes ☒ No

If yes, please list name:

30. List the proposed method(s) of stormwater management for the site: N/A No Site Plan

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.):

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☐ No

31. Is open space proposed? N/A – No Site Plan ☐ Yes ☐ No If "Yes," how much? Acres Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) acres/Sq ft.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

Where is the open space located?

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☐ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? N/A – No Site Plan
- ☐ Yes ☐ No If "Yes," what are they?

34. Are any environmental mitigation measures included or anticipated with this project? N/A – No Site Plan ☐ Yes ☐ No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? N/A – No Site Plan
☐ Yes ☐ No

36. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season.

Property is within the DelDOT Corridor Capacity Preservation Program so increase in trips will be limited by that program to no more than 100 trips per day. Traffic associated with mini storage, the anticipated use of the newly rezoned area, will be significantly below this amount.

What percentage of those trips will be trucks, excluding vans and pick-up trucks? < 5%

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.

Although there is no site plan obviously the project fronts on Bay Road that is a 4 lane divided highway with shoulders.

38. Will the street rights of way be public, private, or town? N/A

39. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☒ Yes ☐ No

40. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. N/A – No Site Plan

41. Are there existing or proposed sidewalks? N/A – No Site Plan ☐ Yes ☐ No; bike paths ☐ Yes ☐ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

42. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☒ No

43. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

44. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☒ Yes ☐ No If yes, please List them: Solid waste generation will be minimal once the project is constructed. We do not anticipate "special" permits.

45. Please make note of the time-line for this project: Totally dependent on obtaining change in zoning and subsequent site plan approval.

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

Date

Signature of Person completing form
(If different than property owner)

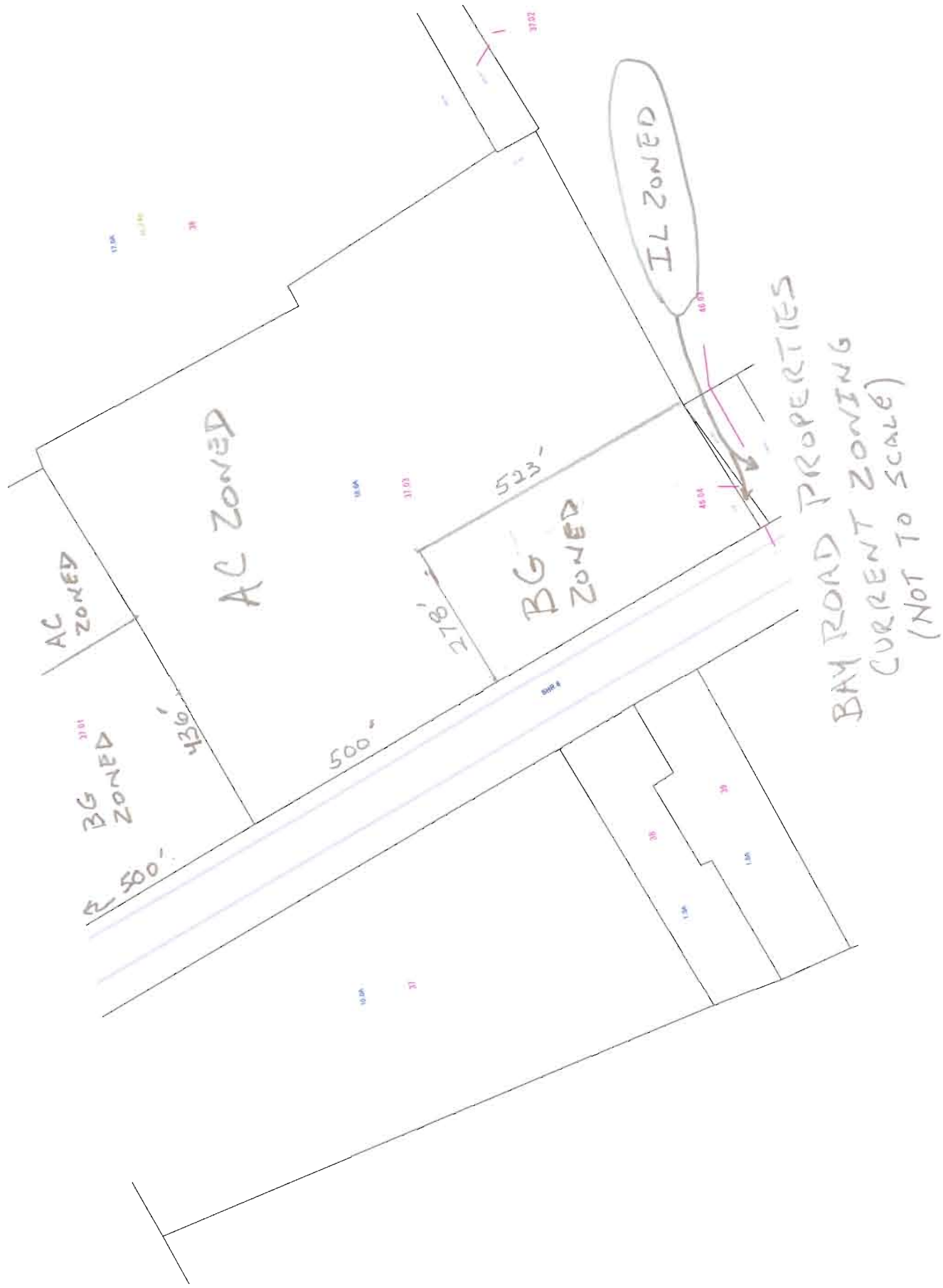
Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.



BAY ROAD PROPERTIES
LOCATION MAP
(NOT TO SCALE)





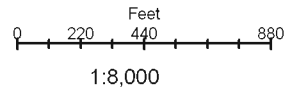
Preliminary Land Use Service (PLUS)

Bay Road Properties
2007-06-02

- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)



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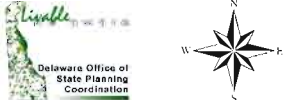
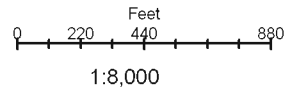


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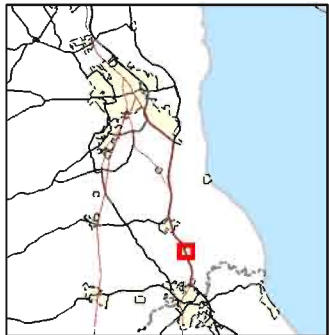
Bay Road Properties

2007-06-02

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
 -  Residential
 -  Commercial/Urban
 -  Industrial
 -  Trans./Comm./Utilities
 -  Institutional/Governmental
 -  Recreational
 -  Agriculture
 -  Scrub/Clear Cut
 -  Forest
 -  Water
 -  Wetlands/Wet Woods
 -  Beach/Sandy Area
 -  Extraction/Transition

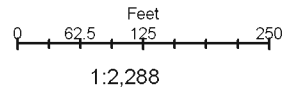


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**Preliminary Land
Use Service (PLUS)**
Bay Road Properties
2007-06-02

-  Project Area
-  Municipalities



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